

Request for Proposals (RFP)

Market Center Garage Elevator Modernization and Replacement

Addendum #3:
Responses to Final Questions
Submitted by April 14, 2016



PARKING
OF BALTIMORE CITY
AUTHORITY

Parking Authority of Baltimore City
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The Parking Authority advises all Respondents of the following information as a follow-up to a previous question regarding the AT&T Cell Site, located on the roof of the Market Center Garage. Electrical connection for the AT&T equipment is located in the Garage's Level 1 Electrical Room.

At the request of the Parking Authority, the Baltimore City Department of Real Estate and the Mayor's Office of Information Technology, reached out to Matthew Kusterer of AT&T to alert him of the pending Garage Elevator Modernization and Replacement project. Mr. Kusterer provided contact information for his project manager and engineer. He stated that he will assist in coordination and support as necessary for the project. The Parking Authority will engage AT&T and the winning Respondent during contract negotiation phase.

For the purposes of the RFP submission any cost or expense associated with the electrical service of the AT&T Cell site, as a result of the elevator modernization and replacement project, will be the responsibility of AT&T, the Parking Authority, or the City of Baltimore.

The following is a list of questions that were asked of the Parking Authority since March 14, 2016.

Question #1: The RFP states: "There are no MBE Sub-Goals for the project". However it goes on to requests goals for MBE/WBE. If we have a certified MBE but do not a WBE, will our Proposal be turned down?

Response: Any Baltimore City certified MBE firm -- African-American, Hispanic-American, Asian-American or Native-American firm -- may be used to meet the 6% MBE goal for the project. **There is no percentage requirement for use of particular minorities (MBE Sub-Goals).** If you need additional information, please contact the City's Minority and Women's Business Opportunity Office (MWBOO) at 410-396-4355.

The 1% WBE goal must also be achieved for the project. **Failure to meet the 1% WBE goal may result in rejection of a Proposal.**

Question #2: Can you provide me the number of design submission that will be required for the Parking Authority Review?

Response: The RFP document generally directs all pre-construction design work toward preparation of plans for obtaining permits from Baltimore City. The Parking Authority anticipates that it would review and approve those plans prior to the

submission for permits. This exact timing of requirement will be addressed by the parties in the Contract regarding submission of plans and other submittals, e.g., product data, etc., for owner's approval.

The RFP does require that "as-built" record drawings for the completed project, including a CAD copy (AutoCad 2010 version) must be provided as part of the project closeout documentation with the Owner's operating manuals and warranty documents.

Question #3: Will the Parking Authority utilize the professional services of an elevator consultant, architect or engineer or other outside firms to review the RFP proposals?

Response: Possibly. The Parking Authority has discussed taking this action internally, but will make no decision on the selection of consultants until after we have received the proposals on May 9, 2016.

Question #4: Does the Parking Authority seek LEED certification for the project?

Response: The Parking Authority believes that the City of Baltimore Green Building standards (LEED Silver or higher certification) apply only to construction of new buildings greater than 10,000 sq. However, the Parking Authority desires proposals that will achieve a high level of energy efficiency. As Goal #4 of the RFP (Section III, Purpose and Goals, page 12 in the RFP document) states: "to procure equipment, components, and fixtures that are energy-efficient; will minimize maintenance problems; and will provide for a long useful life. PABC will evaluate proposals on how they satisfy the goal of durable, low maintenance and high energy efficient equipment and components."

Question #5: Does the Parking Authority desire all LED lighting in the cabs, machine rooms, etc.?

Response: Yes.

Question #6: Should a Respondent propose different options that could cover a range of cost in terms of electrical or other upgrades?

Response: A Respondent is required to submit a Contract Sum (total of all costs) for a proposal that, in their opinion, best meets all RFP goals and requirements. But if there are options with demonstrable benefits (at a different or a higher cost) that the Respondent would like to bring to the attention of the Parking Authority, these options may be included as **“Add-ons”** in the written documentation submitted under TAB #3 of the RFP Submission.

Deadline for Proposals

The deadline for receipt of proposals is by 4:00p.m., on May 9, 2016.

Respondents who submit their proposals by mail or delivery service should allow sufficient mailing and delivery time to ensure receipt by the RFP Coordinator, Ms. Nichelle Bolden, by the time and date stated above. The address of the Parking Authority is 200 West Lombard Street, Suite B, Baltimore, MD 21201.

The **Proposal Cover Page**, located on Page 4 of the RFP document, must be completed and signed by Respondents, and then enclosed in a “sealed” 8 1/2 by 11-inch envelope. The sealed envelope is to accompany the Master Copy and seven (7) copies of the Respondent’s proposals submitted in accordance with the procedures detailed in Section IX of the RFP document.

The information on the **Proposal Cover Page** will be publicly disclosed at the Parking Authority Board of Directors Meetings at **4:00 p.m., on May 10, 2016.**